

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		EPHING ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	NAKASHIGE MICHAEL/LEA			
Owner 2:				
Owner 3:				
Street 1:	5 EPPING STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	MCGLONE MARGARET M -		
Owner 2:	-		
Street 1:	5 EPPING STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 7,651 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1984, having primarily Vinyl Exterior and 1650 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7651		Sq. Ft.	Site		0	70.	0.85	5									454,672						454,700	
Total AC/HA:	0.17564			Total SF/SM:	7651	Parcel LUC:	101	One Family			Prime NB Desc:	ARLINGTON							Total:	454,672		Spl Credit			Total:	454,700	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7651.000	296,500		454,700	751,200
Total Card	0.176	296,500		454,700	751,200
Total Parcel	0.176	296,500		454,700	751,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		455.27	/Parcel: 455.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,400	0	7,651.	454,700	751,100	751,100	Year End Roll	12/18/2019
2019	101	FV	262,900	0	7,651.	461,200	724,100	724,100	Year End Roll	1/3/2019
2018	101	FV	262,900	0	7,651.	344,300	607,200	607,200	Year End Roll	12/20/2017
2017	101	FV	262,900	0	7,651.	311,800	574,700	574,700	Year End Roll	1/3/2017
2016	101	FV	262,900	0	7,651.	298,800	561,700	561,700	Year End	1/4/2016
2015	101	FV	243,600	0	7,651.	253,300	496,900	496,900	Year End Roll	12/11/2014
2014	101	FV	243,600	0	7,651.	240,300	483,900	483,900	Year End Roll	12/16/2013
2013	101	FV	243,600	0	7,651.	228,600	472,200	472,200		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/2009	Measured	197	PATRIOT
1/26/2000	Measured	276	PATRIOT
12/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

Sign:

VERIFICATION OF VISIT NOT DATA

